

**Planning Commission Recommendation to Rezone
Southwest Corner of Maxwell Avenue and
North Sherman Drive, First Reading
Special Redevelopment to One Family Residential**

November 20, 2015

The Honorable Mayor Ellison and
Members of the City Commission:

A request to rezone property near the southwest corner of Maxwell Avenue and North Sherman Drive from special redevelopment to one family residential was reviewed by the planning commission. For background purposes, attached is the staff report to the planning commission dated October 30, 2015 (Attachment 1).

The petitioner proposes to divide a portion of parcel number 25-16-380-040 that fronts on North Sherman Drive into a separate lot for a single-family dwelling, shown as parcel "B" on the attached survey (page 10 of Attachment 1). The parcel is currently owned by the YMCA. This parcel and others surrounding it were part of the former Longfellow Elementary School site. Portions of the former school site have since been redeveloped into three separate site condominium plans containing 14 individual lots with single-family dwellings fronting on Maxwell Avenue and Sherman Drive, and a multiple-family project has been approved at the northwest corner of West Eleven Mile Road and Maxwell Avenue.

All portions of the former school site are zoned special redevelopment including the individual parcels developed with single-family dwellings. Any land use permitted under the zoning ordinance is allowed in the special redevelopment zoning district as a special land use. Preliminary and final sites plan must be approved by the planning commission and a development agreement must be approved by the city commission. This is the process the petitioner(s) underwent to create the site condominium plans and the multiple-family project.

Under the current special redevelopment zoning, the petitioner would need to go through the same process just to divide the portion of parcel number 25-16-380-040 fronting on Sherman Drive (parcel "B") into one more individual lot for a single-family dwelling. There is no provision in the zoning ordinance that allows staff to administratively approve a land division to create one lot for a single-family dwelling out of a larger parcel zoned special redevelopment.

The special redevelopment procedures are an unreasonably cumbersome way to process a land division request creating only one single-family lot, although they were never intended to apply to such an application. To avoid this problem and simplify the process, the planning commission recommends that the portion of parcel number 25-16-380-040 (parcel "B") that the petitioner wants to divide be rezoned to one family residential. Changing the zoning would actually take less time and fewer meetings than the special redevelopment procedure. If approved, it would also allow staff to approve a land division application creating the lot without the need for any special land use permit or another development agreement.

The planning commission further recommends that the three site condominium plans previously approved by the city also be rezoned from special redevelopment to one family residential. All of these properties have been developed with single-family dwellings and there is no reason that the current owners need to be subject to the requirements of the special redevelopment zoning district and the adopted development agreements.

The remaining portion of parcel number 25-16-380-040 (parcel "A" on the attached survey) and the multiple-family project at the northwest corner of Eleven Mile Road and Maxwell Avenue would remain zoned special redevelopment and subject to the approved development agreements. Any future development on the remaining portion of parcel number 25-16-380-040 (parcel "A") will need to go through the special redevelopment approval process.

At its regular meeting of November 10, 2015, the planning commission conducted a public hearing on the proposed rezoning. Various individuals spoke during the public hearing. Their comments and the planning commission's responses to them can be seen in the video of the meeting available on the city's website.

The planning commission took the following action regarding this application:

Moved by Mayor Ellison
Supported by Mr. Quesada

Be it resolved, that the request to rezone (a) 115 and 119 Maxwell Avenue (parcel nos. 25-16-383-001 and 25-16-383-002); (b) 123 to 305 Maxwell Avenue (parcel nos. 25-16-381-001 to 25-16-381-008); (c) 917 to 929 North Sherman Drive (parcel nos. 25-16-382-001 to 25-16-382-004); and (d) a portion of parcel number 25-16-380-040 legally described as a part of Lot 30 of "Assessor's Plat No. 31" of a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 16, T.1N., R.11E., City of Royal Oak, Oakland County, Michigan, as recorded in Liber 28 of Plats, on page 33 of the Oakland County Records, being more particularly described as beginning at a point distant S.88°47'00"W., 32.74 ft., N.00°14'12"W., 729.75 ft., N.80°08'00"W., 263.20 ft. and N.79°18'00"W., 86.43 ft. from the south $\frac{1}{4}$ corner of said Section 16, thence S.01°00'35"E., 161.48 ft., thence S.89°20'23"E., 61.07 ft., thence N.00°39'37"W. 173.55 ft., thence S.79°18'00"E. 61.28 ft. to the point of beginning; from special redevelopment to one family residential is hereby referred to the city commission with a recommendation for approval, based upon the following:

- a. The requested one family residential zone is consistent with the recent development trend in the area of converting a former school site into single-family dwellings.
- b. Single-family dwellings are compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- c. There is an apparent demand in the city for additional single-family dwellings.
- d. The requested one family residential zone will not create an isolated and unplanned spot zone.
- e. The requested one family residential zone will protect the public health, safety and welfare, protect public and private investment in the city, promote implementation of the goals, objectives and policies of the master plan, and enhance the overall quality of life in the city.

Motion adopted unanimously.

The city charter provides that an amendment to the zoning map cannot be approved upon introduction but must receive a second reading. Therefore, the following options are available to the city commission:

- Adopt the zoning map amendment upon introduction, with or without modification, and direct staff to prepare the amendment for final disposition;
- Adopt the zoning map amendment upon introduction, with or without modification, and schedule a public hearing prior to final disposition;
- Refer the zoning map amendment back to staff and/or the planning commission for additional information or study identifying specific areas of concern; or
- Reject the zoning map amendment (no further action is required).

The following resolution is recommended for adoption:

Whereas, the Royal Oak Planning Commission held a public hearing on November 10, 2015, and recommends approval of a proposed amendment to the City of Royal Oak zoning map for the purpose of rezoning the following properties from special redevelopment to one family residential:

- (a) 115 and 119 Maxwell Avenue (parcel numbers 25-16-383-001 and 25-16-383-002);
- (b) 123 to 305 Maxwell Avenue (parcel numbers 25-16-381-001 to 25-16-381-008);
- (c) 917 to 929 North Sherman Drive (parcel numbers 25-16-382-001 to 25-16-382-004); and
- (d) a portion of parcel number 25-16-380-040 legally described as a part of Lot 30 of "Assessor's Plat No. 31" of a part of the southeast ¼ of the southwest ¼ of section 16, T.1N., R.11E., City of Royal Oak, Oakland County, Michigan, as recorded in Liber 28 of Plats, on page 33 of the Oakland County Records, being more particularly described as beginning at a point distant S.88°47'00"W., 32.74 ft., N.00°14'12"W., 729.75 ft., N.80°08'00"W., 263.20 ft. and N.79°18'00"W., 86.43 ft. from the south ¼ corner of said Section 16, thence S.01°00'35"E., 161.48 ft., thence S.89°20'23"E., 61.07 ft., thence N.00°39'37"W. 173.55 ft., thence S.79°18'00"E. 61.28 ft. to the point of beginning; and

Whereas, the Royal Oak City Commission has determined that the zoning map amendment to one family residential is consistent with the goals and objectives of the Royal Oak Master Plan and has received the record of public comments taken at the public hearing held at the Royal Oak Planning Commission meeting of November 10, 2015.

Therefore, be it resolved, Ordinance 2015-##, entitled an Ordinance to Amend the Zoning Map of the City of Royal Oak is hereby adopted on first reading.

The City of Royal Oak ordains:

Section 1 ordinance. Pursuant to the provisions of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and pursuant to all applicable provisions of law, the zoning map of the City of Royal Oak is hereby amended to rezone the following properties from special redevelopment to one family residential:

- (a) 115 and 119 Maxwell Avenue (parcel numbers 25-16-383-001 and 25-16-383-002);

- (b) 123 to 305 Maxwell Avenue (parcel numbers 25-16-381-001 to 25-16-381-008);
- (c) 917 to 929 North Sherman Drive (parcel numbers 25-16-382-001 to 25-16-382-004); and
- (d) a portion of parcel number 25-16-380-040 legally described as a part of Lot 30 of "Assessor's Plat No. 31" of a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 16, T.1N., R.11E., City of Royal Oak, Oakland County, Michigan, as recorded in Liber 28 of Plats, on page 33 of the Oakland County Records, being more particularly described as beginning at a point distant S.88°47'00"W., 32.74 ft., N.00°14'12"W., 729.75 ft., N.80°08'00"W., 263.20 ft. and N.79°18'00"W., 86.43 ft. from the south $\frac{1}{4}$ corner of said Section 16, thence S.01°00'35"E., 161.48 ft., thence S.89°20'23"E., 61.07 ft., thence N.00°39'37"W. 173.55 ft., thence S.79°18'00"E. 61.28 ft. to the point of beginning.

Section 2 severability. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 3 savings. As proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced.

Section 4 repealer. All ordinance or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5 effective date. A summary of this ordinance shall be published in a newspaper of general circulation in the City of Royal Oak and shall become effective ten (10) days after publication, as provided by law.

Be it further resolved, the city commission directs staff to prepare amendments to the special redevelopment agreements between the City of Royal Oak and the School District for the City of Royal Oak for consideration by the city commission as part of the required second reading of ordinance 2015-##, to remove the properties to be rezoned from the previously approved special redevelopment project and its applicable development agreements.

Respectfully submitted,
Timothy E. Thwing
Director of Community Development

Approved,


Donald E. Johnson
City Manager

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: November 10, 2015
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: October 30, 2015

TO: Planning Commission

FROM: Planning Division

SUBJECT: RZ 15-11-01 – Rezoning from Special Redevelopment to One Family Residential of following properties: (a) **115 & 119 Maxwell Ave.** (parcel nos. 25-16-383-001 & 002); (b) **123 to 305 Maxwell Ave.** (parcel nos. 25-16-381-001 to 008); (c) **917 to 929 N. Sherman Dr.** (parcel nos. 25-16-382-001 to 004); and (d) portion of **parcel no. 25-16-380-040** (see agenda for legal description).

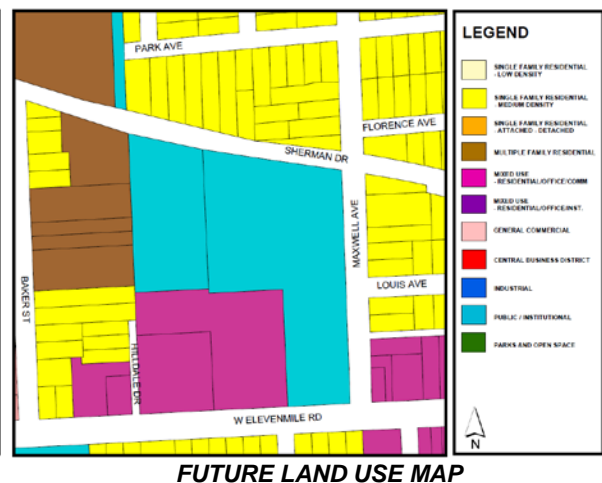
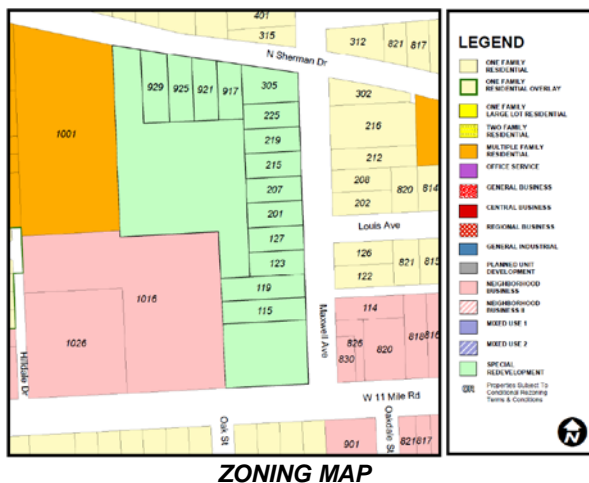
Town Building Company, Petitioner
YMCA of Metropolitan Detroit, Owner
Nowak & Fraus Engineers, Surveyor

1. Location & Existing Conditions

The properties are located at the southwest corner of North Sherman Drive and Maxwell Avenue, north of West Eleven Mile Road. All were previously part of the former Longfellow Elementary School site. Among them are three separate site condominium plans containing 14 individual lots with single-family dwellings fronting on Maxwell Avenue and Sherman Drive. Also included is a portion of parcel number 25-16-380-040 with 61.28 feet of frontage on Sherman Drive that is shown as parcel “B” on the attached survey (sheet SP3). (See a copy of the agenda for a legal description of parcel “B.”)



2. Existing Zoning & Future Land Use



3. Road Classification

The Master Plan's Functional Road Classification System identifies North Sherman Drive and Maxwell Avenue as "local streets." This designation is the least intensive category on the classification hierarchy and such streets are meant to provide access to individual properties and carry low volumes of traffic.

4. Previous Actions

SP 08-03-06 – March 11, 2008. A special land use permit was approved for a special redevelopment project at 303 Maxwell Avenue to redevelop a former elementary school site into eight individual lots for detached single-family dwellings on Maxwell Avenue and a commercial building for retail sales on Eleven Mile Road, and to expand the South Oakland Family YMCA, with the remaining portion of the site on Sherman Drive to be vacant.

SP 08-05-10 – May 13, 2008. A site condominium plan was approved as part of a special redevelopment project to subdivide eight individual lots on Maxwell Avenue for detached single-family dwellings.

SP 08-05-10 – June 10, 2008. A site plan was approved as part of a special redevelopment project to construct a commercial building for retail sales on Eleven Mile Road and to expand the South Oakland Family YMCA. (The commercial building was never constructed and the YMCA was not expanded according to the approved site plan.)

SP 12-04-08 – April 17, 2012. A special land use and site condominium plan were approved to amend a special redevelopment project (SP 08-05-10) to subdivide a portion of the site fronting on Sherman Drive into four additional lots for detached single-family dwellings.

SP 13-07-16 – September 10, 2013. A special land use permit, site plan, and site condominium plan were approved to amend a special redevelopment project (SP 08-05-10) to subdivide a portion of the site previously approved for a commercial building into two additional lots for detached single-family dwellings on Maxwell Avenue and three buildings with a total of 12 multiple-family dwelling units on Eleven Mile Road.

5. Proposed Zoning District

The petitioner proposes to divide a portion of parcel number 25-16-380-040 that fronts on North Sherman Drive into a separate lot for a single-family dwelling (parcel "B"). The new lot would have 61.28 feet of frontage along Sherman Drive and a depth between 161.48 feet and 173.55 feet. The lot area would be approximately 10,144.01 square feet or 0.23 acres. No other development or new construction is proposed on the rest of parcel number 25-16-380-040 or any other individual lots.

All portions of the site are zoned Special Redevelopment including the individual parcels developed with single-family dwellings. Any land use permitted under the Zoning Ordinance is allowed in the Special Redevelopment zoning district as a special land use. Preliminary and final sites plan must be approved by the Planning Commission and a development agreement must be approved by the City Commission. This is the process the petitioner underwent to create the three site condominium plans and the multiple-family buildings at the northwest corner of West Eleven Mile Road and Maxwell Avenue.

Under the current Special Redevelopment zoning, the petitioner would need to go through the same process just to divide the portion of parcel number 25-16-380-040 fronting on Sherman Drive into one more individual lot for a single-family dwelling. There is no provision in the Zoning Ordinance that allows staff to administratively approve a land division to create one lot for a single-family dwelling out of a larger parcel zoned Special Redevelopment.

The Special Redevelopment procedures are an unreasonably cumbersome way to process a simple land division creating only one single-family lot, although they were never intended to apply to such an application. To avoid this problem and simplify the process, staff recommends that the portion of parcel number 25-16-380-040 (parcel "B") that the petitioner wants to divide be rezoned to One Family Residential. Changing the zoning would actually take less time and fewer meetings than the Special Redevelopment procedure. It would also allow staff to approve a land division application creating the lot without the need for any special land use permit or another development agreement.

Staff further recommends that the three site condominium plans previously approved by the city also be rezoned from Special Redevelopment to One Family Residential. All of these properties have been developed with single-family dwellings and there is no reason that the current owners need to be subject to the requirements of the Special Redevelopment zoning district and the adopted development agreements.

The remaining portion of parcel number 25-16-380-040 (parcel "A" on the survey included as part of the attached sheet SP3) and the multiple-family project at the northwest corner of Eleven Mile Road and Maxwell Avenue would remain zoned Special Redevelopment and subject to the approved development agreements. Any future development on the vacant portion of parcel number 25-16-380-040 (parcel "A") will need to go through the Special Redevelopment approval process.

6. Proposed Lot & Building Dimensions

The new lot proposed by the petitioner complies with the minimum lot width, depth, and area required for lots in the One Family Residential zoning district under § 770-34 (D)(1) through (3) of the Zoning Ordinance.

As currently proposed the new single-family dwelling would have the following yard setbacks: a north front yard setback of 25 feet; a west side yard setback of 22.4 feet; an east side yard setback of 5 feet; and a south rear yard setback of 92.4 feet. The proposed yard setbacks and building envelope comply with the minimum required standards for single-family dwellings in the One Family Residential zoning district under § 770-34 (D)(5) through (7).

The proposed building envelopes would result in an approximate lot coverage percentage of approximately 20.7%, well below the maximum permitted total lot coverage of 30% allowed in the One Family Residential zoning district under § 770-34 (D)(8) for lots with more than 6,000 square feet of lot area.

The proposed dwelling also complies with maximum permitted standards for building height, gross floor area or living space, and projection of front porches with steps into a required front yard setback.

The lot would be accessed by a 9-foot driveway to Sherman Drive along its west side lot line. A 484-square foot detached garage is proposed in the rear yard. The garage would have south rear and east side yard setbacks of 5.67 feet. As proposed, the driveway and building envelope for the garage would comply with applicable standards in the Zoning Ordinance for off-street parking and accessory structures.

7. Procedure & Criteria

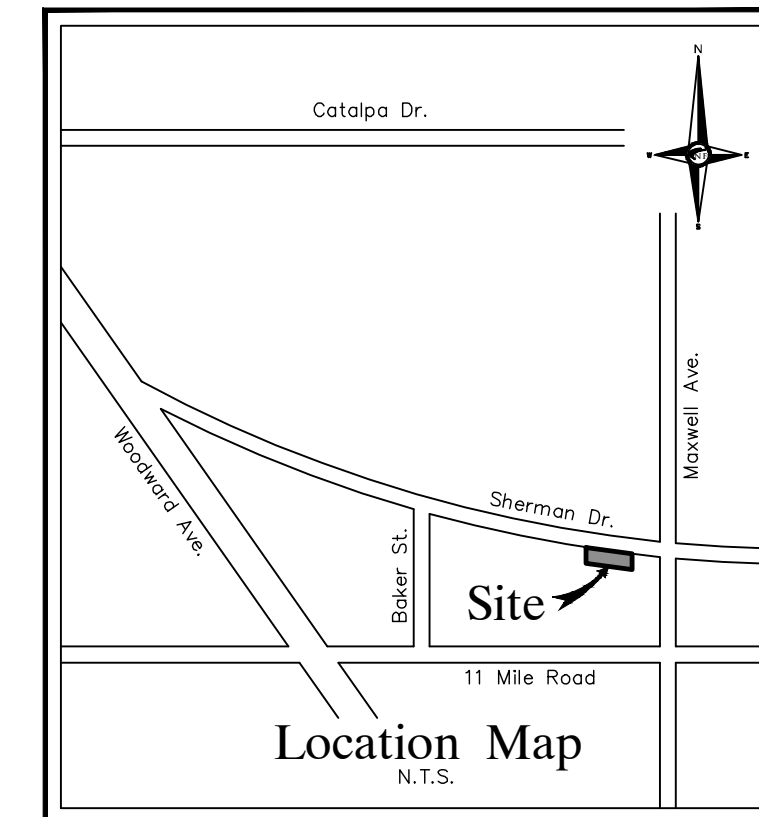
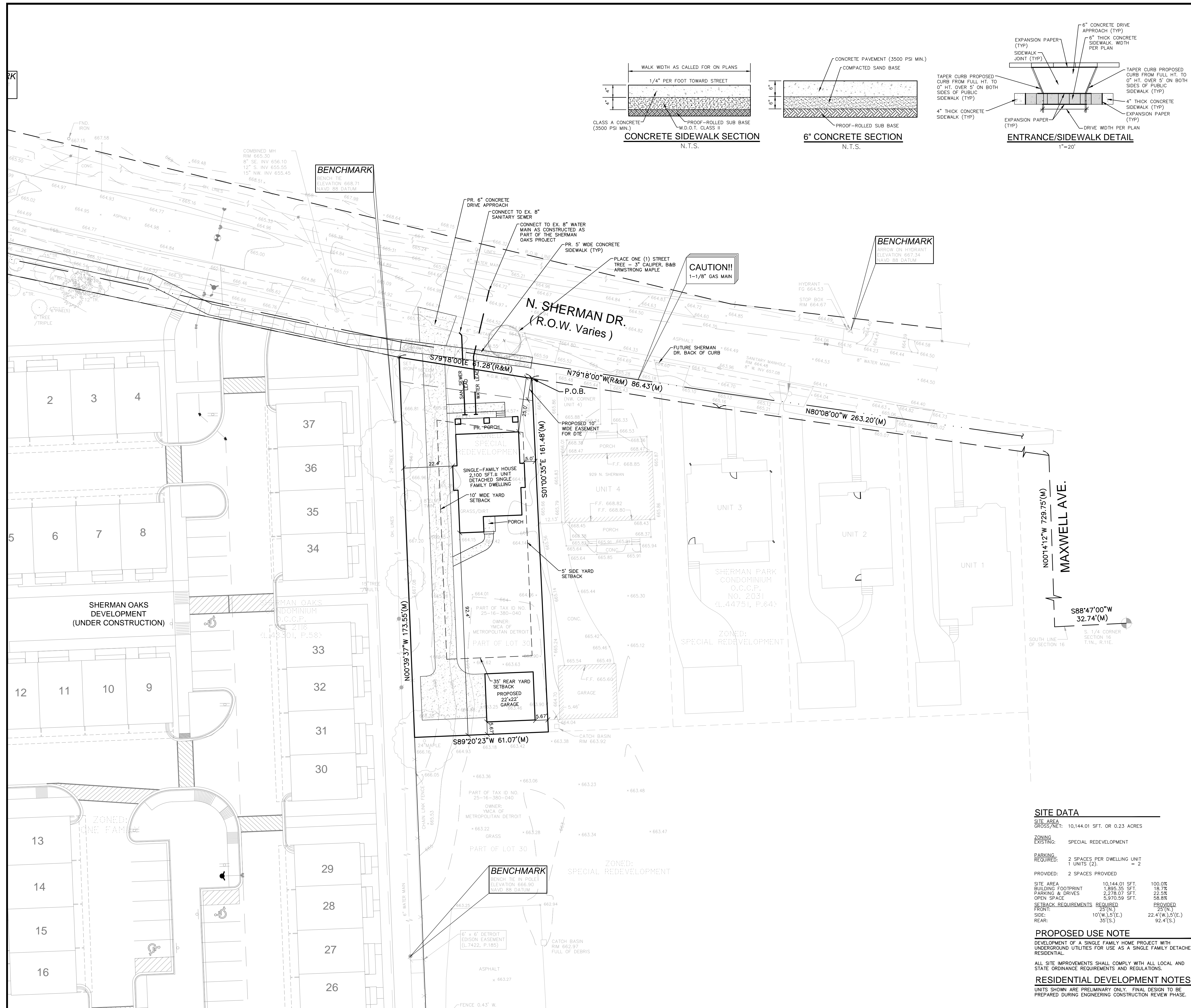
Following a public hearing, the Planning Commission may recommend approval or denial of a proposed rezoning request to the City Commission. The Planning Commission may also request additional information from a petitioner and postpone making a recommendation. A recommendation for approval or denial will be forwarded to the City Commission with two ordinance readings required in order to change the zoning of a site.

In reviewing an application for an amendment to the Zoning Map, the Planning Commission shall consider the following criteria as contained in § 770-129 of the Zoning Ordinance, among other factors they may deem appropriate, in making their findings, recommendation and decision:

- A. *The requested zone should be consistent with the goals, policies and future land use map of the Master Plan, including any location-specific or corridor studies. If conditions have changed since the Master Plan was adopted, as determined by the Planning Commission or City Commission, the consistency with recent development trends in the site's area shall be considered.*
- B. *The site's physical, geological, hydrological and other environmental features should be compatible with the host of principal permitted and special land uses in the proposed zone.*
- C. *Evidence should document the applicant cannot receive a reasonable return on investment through developing the property with one or more of the principal permitted and special land uses under the current zoning.*
- D. *The potential uses allowed in the proposed zone should be compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic volumes, aesthetics, infrastructure, and potential influence on property values.*
- E. *The street system should be capable of safely and efficiently accommodating expected traffic volumes generated by potential uses in the requested zone.*
- F. *The capacity of public utilities and services should be sufficient to accommodate the potential uses in the requested zone without compromising the City's health, safety and welfare.*
- G. *There should be an apparent demand in the City for the types of potential uses in the requested zone in relation to the amount of land in the City currently zoned and available to accommodate the demand.*
- H. *The requested zone shall not create an isolated and unplanned spot zone.*
- I. *Other criteria as determined by the Planning Commission or City Commission which would protect the public health, safety and welfare, protect public and private investment in the City, promote implementation of the goals, objectives and policies of the Master Plan and any amendments thereto, and enhance the overall quality of life in the City.*

cc: Chris Brocavich, Town Building Company
Ryan J. Johnson, Nowak & Fraus PLLC
YMCA of Metropolitan Detroit

It is recommended that the petitioner or a representative attend the November 10, 2015 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.



LEGAL DESCRIPTION

PART OF LOT 30 OF "ASSESSOR'S PLAT No. 31" OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28 OF PLATS, ON PAGE 33 OF THE OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S.89°47'00"W, 32.74' FEET, N.00°14'12"W, 729.75', N.80°08'00"W, 263.20' FEET AND N.79°18'00"W, 86.43' FEET FROM THE S. 1/4 CORNER OF SAID SECTION 16; THENCE S.01°00'35"E, 161.48' FEET; THENCE S.89°20'23"E, 61.07' FEET; THENCE N.00°39'37"W, 173.55' FEET; THENCE S.79°18'00"E, 61.28' FEET TO THE POINT OF BEGINNING.

CONTAINING 10,144.01 SQUARE FEET OR 0.23 ACRES OF LAND.

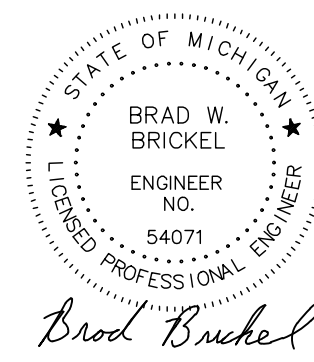
SHEET INDEX

SP1 General Site Plan
SP2 Boundary / Topographic Survey
SP3 Special Redevelopment (YMCA Parcel) Boundary Plan



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT

Sherman Park
Condominiums

CLIENT

Town Building Company
202 Maxwell Avenue
Royal Oak, MI 48067
Contact:
Mr. Chris Brocavich
Ph: 248-425-4399
Fax: 248-591-0021

PROJECT LOCATION

Part of the SW. 1/4
of Section 16
T. 1N., R. 11E.,
City of Royal Oak,
Oakland County, Michigan

SHEET

General Site Plan



REVISIONS

03--09--12 ISSUED FOR CITY REVIEW

DRAWN BY:

R. Johnson

DESIGNED BY:

B.Brickel

APPROVED BY:

B.Brickel

DATE:

March 9, 2012

SCALE:

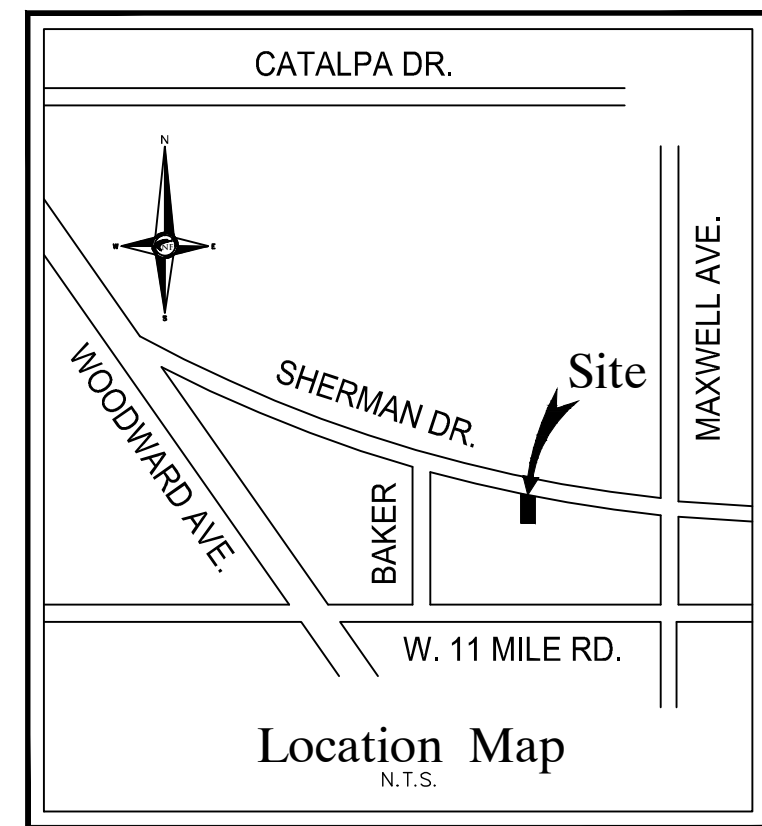
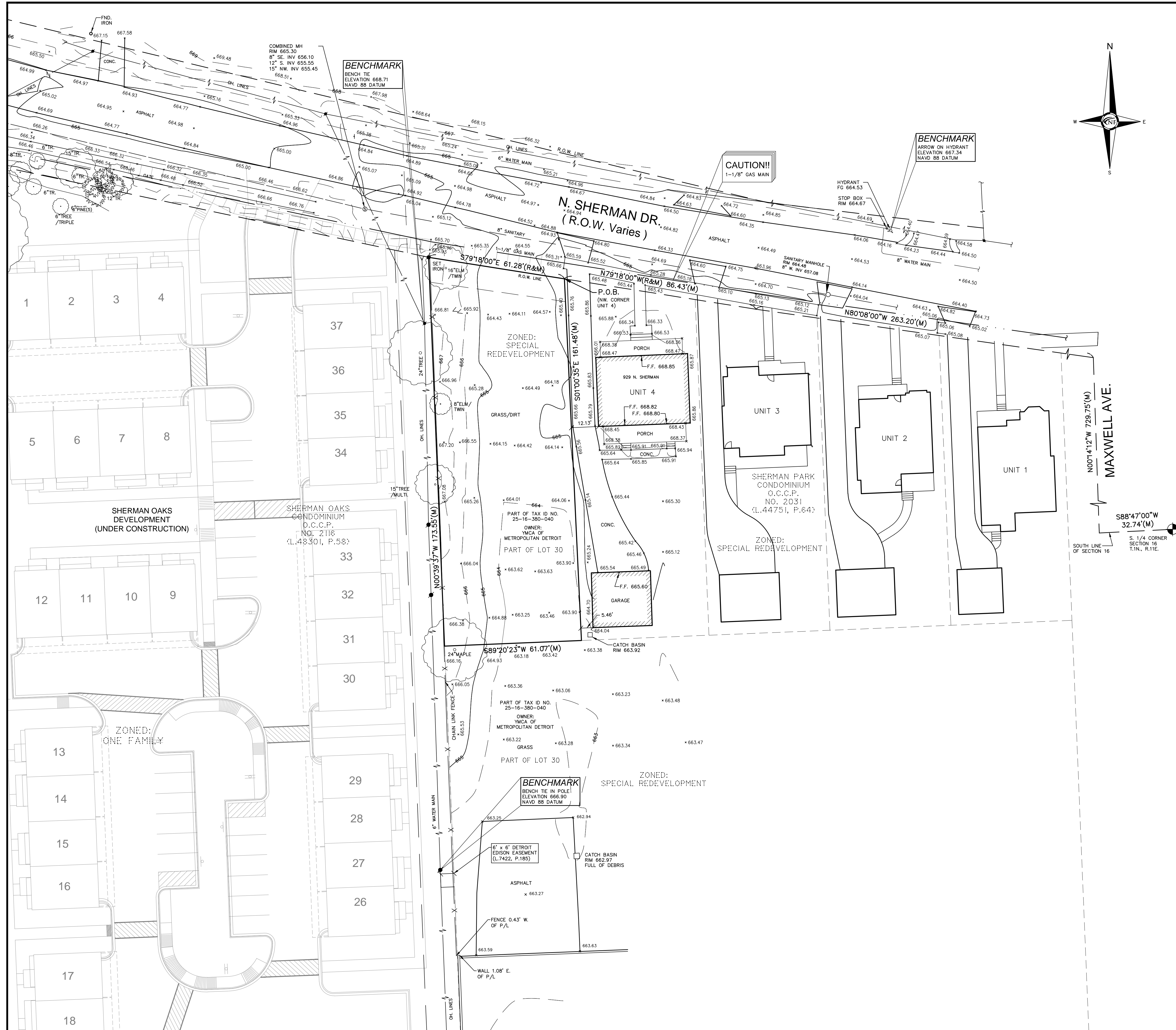
1" = 20'

NFE JOB NO.

E625-05

SHEET NO.

SP1



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
Royal Oak YMCA Property
(Adjacent to Unit 4 of
Sherman Park Condo)

CLIENT
Town Building Company
115 Maxwell Avenue
Royal Oak, MI 48067

Contact: Chris Brocavich
248.425.4399 - Phone
248.591.0021 - Fax

PROJECT LOCATION
Part of the SW. 1/4
of Section 16
T.1N., R.11E.
City of Royal Oak,
Oakland County, Michigan

SHEET
Boundary / Topographic
Survey



REVISIONS
09-30-15 ISSUED FOR CITY REVIEW

DRAWN BY:
M. Carnaghi
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
September 30, 2015

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. SHEET NO.
E625-07 SP2

LEGAL DESCRIPTION - PROPOSED PARCEL

PART OF LOT 30 OF "ASSESSOR'S PLAT NO. 31" OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28 OF PLATS, ON PAGE 33 OF THE OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S.88°47'00"W., 32.74 FEET, N.00°14'12"W., 729.75 FEET, N.80°08'00"W., 263.20 FEET AND N.79°18'00"W., 86.43 FEET FROM THE S. 1/4 CORNER OF SAID SECTION 16; THENCE S.01°00'35"E., 161.48 FEET; THENCE S.89°20'23"E., 61.07 FEET; THENCE N.00°39'37"W., 173.55 FEET; THENCE S.79°18'00"E., 61.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,144.01 SQUARE FEET OR 0.23 ACRES OF LAND.
(PART OF TAX ID NO. 25-16-380-040)

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE CITY OF ROYAL OAK IS NOT A FLOOD PRONE COMMUNITY AND DOES NOT PARTICIPATE IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY PROGRAM.

BOUNDARY NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED SOUTH LINE OF SECTION 16 OF "ASSESSOR'S PLAT NO. 31" PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 11 EAST, CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 28 OF PLATS, PAGE 33, OAKLAND COUNTY RECORDS. (S.88°47'00"W.)

TOPOGRAPHIC SURVEY NOTES

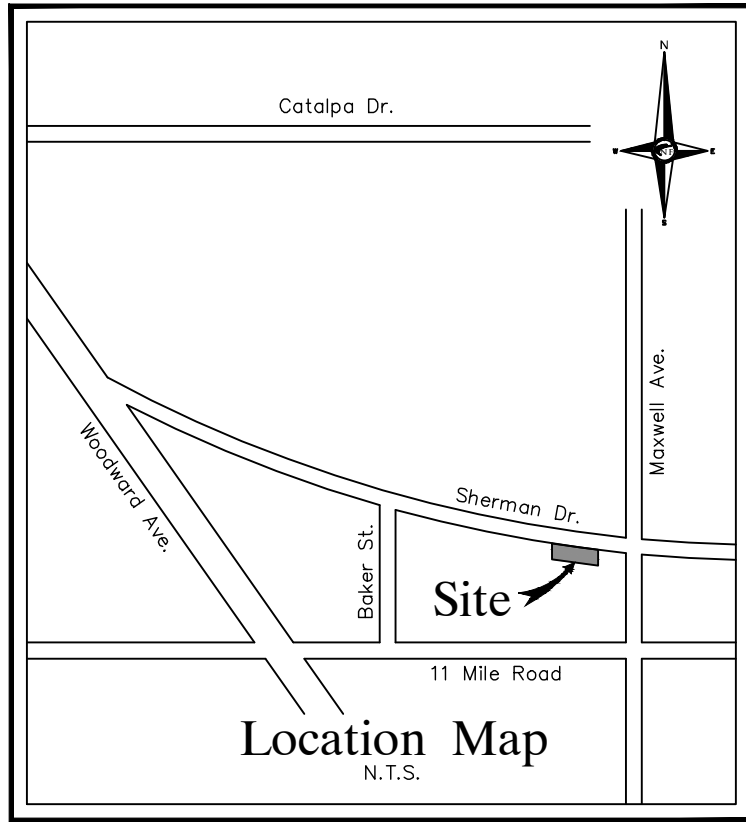
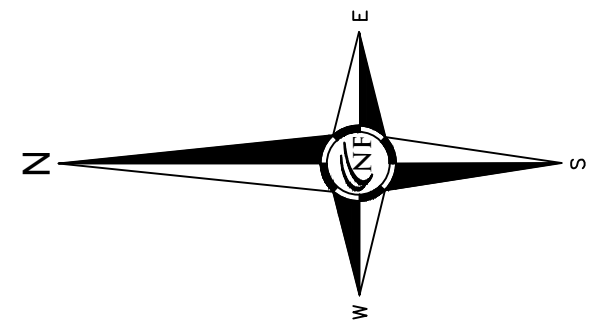
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	EXISTING BURIED CABLES
OVERHEAD LINES	LIGHT POLE
SIGN	EXISTING GAS MAIN



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

SEAL



PROJECT
Vacant Parcel
Sherman Drive

CLIENT
Town Building Company
202 Maxwell Avenue
Royal Oak, MI 48067
Contact:
Mr. Chris Brocavich
Ph: 248-425-4399
Fax: 248-591-0021

PROJECT LOCATION
Part of the SW ¼
of Section 16
T. 1N., R. 11E.,
City of Royal Oak,
Oakland County, Michigan

SHEET
Special Redevelopment
(YMCA Parcel)
Boundary Plan



REVISIONS
09-30-15 ISSUED FOR CITY REVIEW

DRAWN BY:
R. Johnson

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
September 30, 2015

SCALE:
1" = 100'

NFE JOB NO. SHEET NO.
E625-07 SP3

Exhibit A LOT SPLIT

LEGAL DESCRIPTION - PARENT PARCEL (PER TAX RECORD)

PART OF LOTS 30, 31 AND 32 OF "ASSESSOR'S PLAT No. 31" OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28 OF PLATS, ON PAGE 33 OF THE OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S.88°47'00"W., 32.74 FEET, N.00°14'12"W., 48.01', S.88°47'00"W., 182.57 FEET AND N.00°39'37"W., 240.04 FEET FROM THE S. 1/4 CORNER OF SAID SECTION 16; THENCE N.00°39'37"W., 102.00 FEET; THENCE S.88°47'00"W., 216.00 FEET; THENCE N.00°39'37"W., 420.73 FEET; THENCE S.79°18'00"E., 61.28 FEET ALONG THE SOUTHERLY LINE OF SHERMAN DRIVE (WIDTH VARIES); THENCE S.01°00'35"E., 161.48 FEET; THENCE N.89°20'23"E., 218.93 FEET; THENCE S.00°39'37"E., 346.47 FEET; THENCE S.88°46'53"W., 64.01 FEET TO THE POINT OF BEGINNING.

PARCEL ID NO. 25-16-380-040

CONTAINING 85,504.81 SQUARE FEET OR 1.96 ACRES OF LAND.

LEGAL DESCRIPTION - PARCEL A

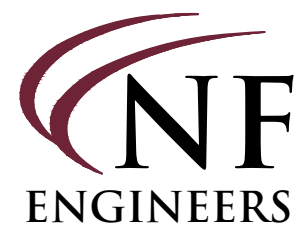
PART OF LOTS 30, 31 AND 32 OF "ASSESSOR'S PLAT No. 31" OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28 OF PLATS, ON PAGE 33 OF THE OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S.88°47'00"W., 32.74 FEET, N.00°14'12"W., 48.01', S.88°47'00"W., 182.57 FEET AND N.00°39'37"W., 240.04 FEET FROM THE S. 1/4 CORNER OF SAID SECTION 16; THENCE N.00°39'37"W., 102.00 FEET; THENCE S.88°47'00"W., 216.00 FEET; THENCE N.00°39'37"W., 247.19 FEET; THENCE N.89°20'23"E., 280.00 FEET; THENCE S.00°39'37"E., 346.47 FEET; THENCE S.88°46'53"W., 64.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 75,360.80 SQUARE FEET OR 1.73 ACRES OF LAND.

LEGAL DESCRIPTION - PARCEL B

PART OF LOT 30 OF "ASSESSOR'S PLAT No. 31" OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28 OF PLATS, ON PAGE 33 OF THE OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S.88°47'00"W., 32.74 FEET, N.00°14'12"W., 729.75, N.80°08'00"W., 263.20 FEET AND N.79°18'00"W., 86.43 FEET FROM THE S. 1/4 CORNER OF SAID SECTION 16; THENCE S.01°00'35"E., 161.48 FEET; THENCE S.89°20'23"E., 61.07 FEET; THENCE N.00°39'37"W. 173.55 FEET; THENCE S.79°18'00"E. 61.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,144.01 SQUARE FEET OR 0.23 ACRES OF LAND.

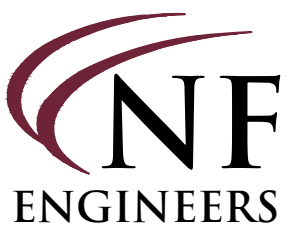
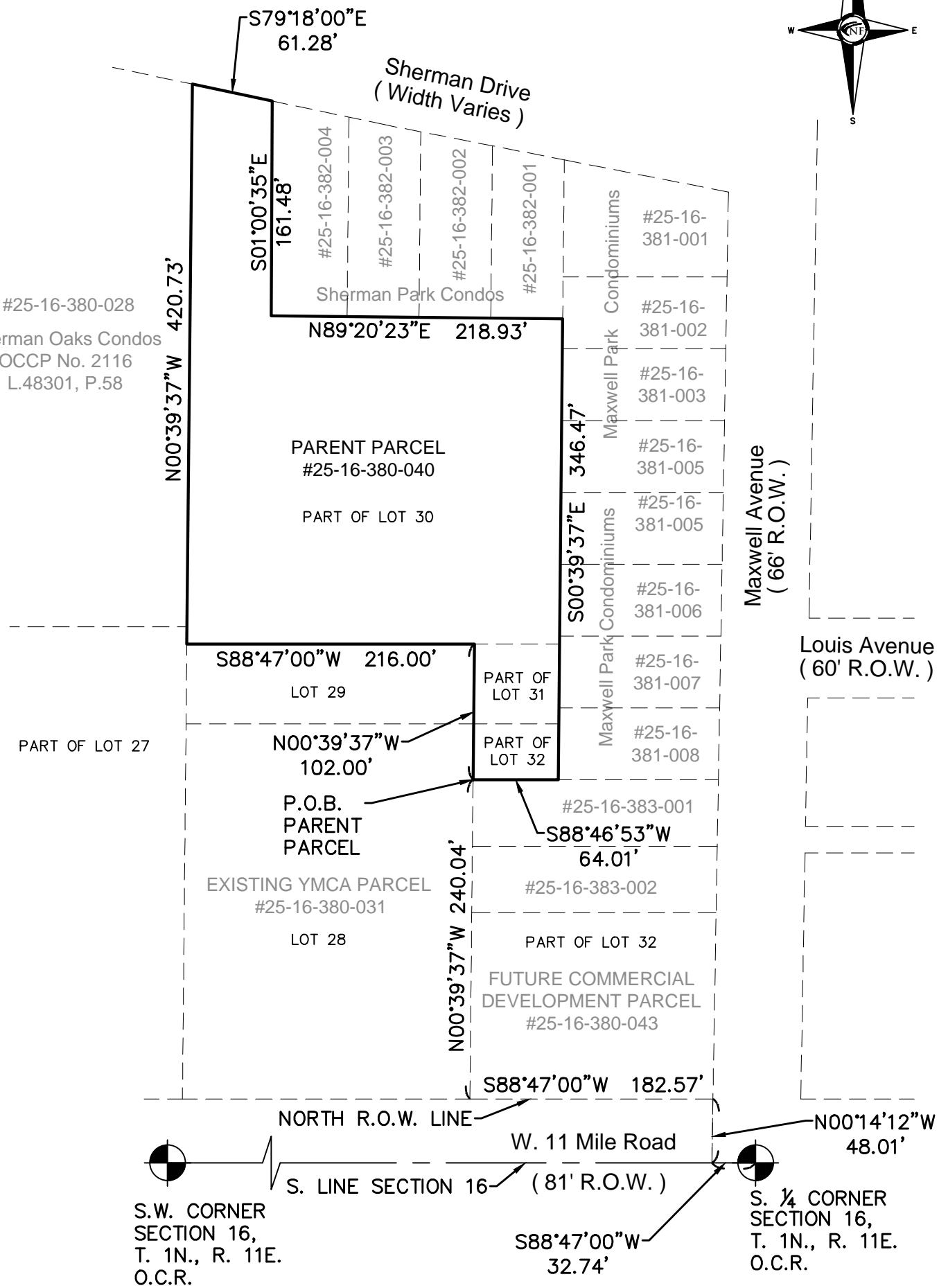


46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

PREPARED FOR:
ROYAL OAK Y.M.C.A.

DATE DRAWN JOB NO. SHEET
9-18-2015 M.C. E625-06 1 of 3

Exhibit A LOT SPLIT

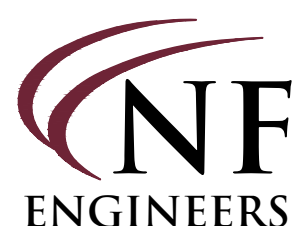
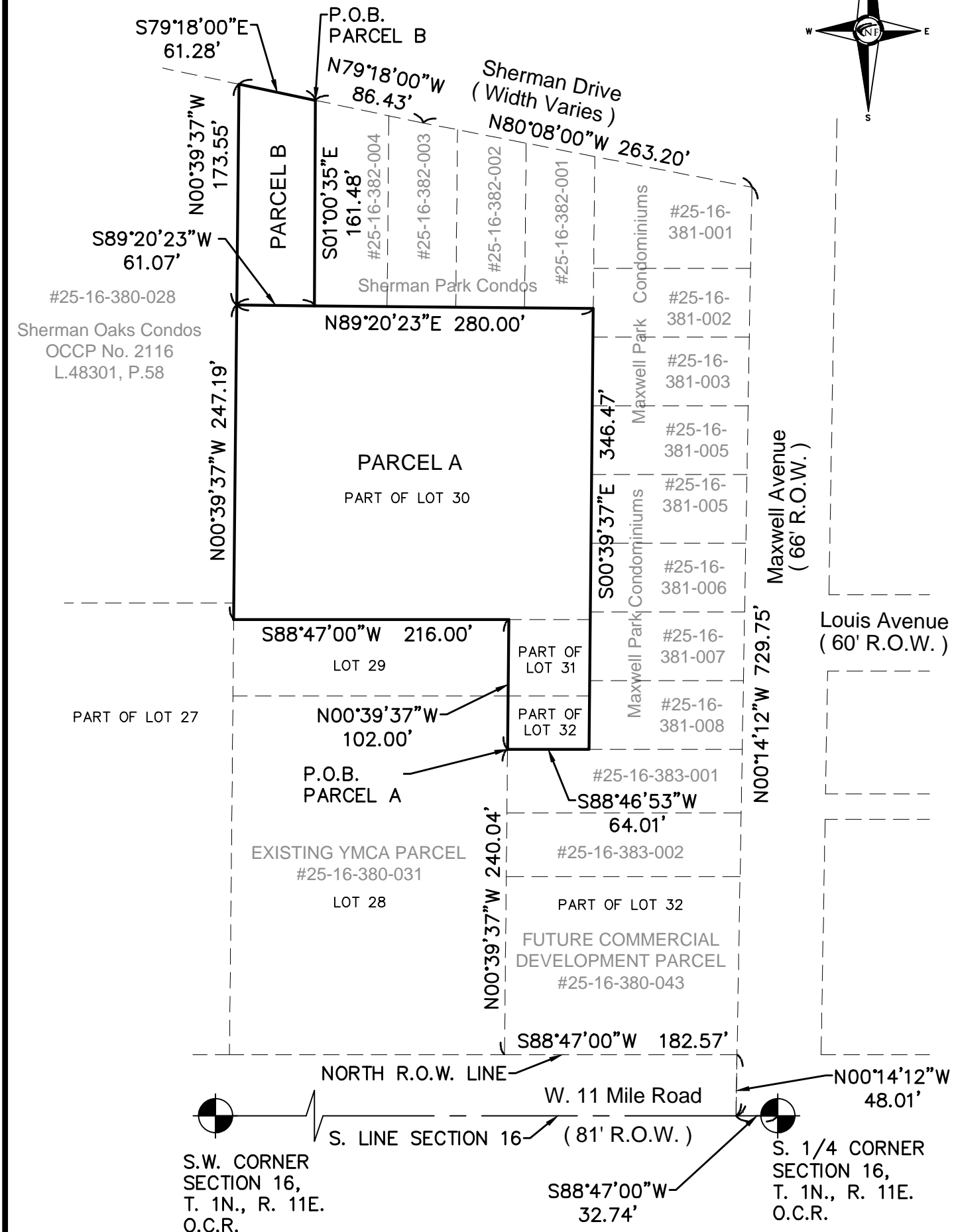


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SCALE DATE DRAWN JOB NO. SHEET
1" = 100' 9-18-2015 M.C. E625-06 2 of 3

Exhibit A LOT SPLIT



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SCALE DATE DRAWN JOB NO. SHEET
1" = 100' 9-18-2015 M.C. E625-06 3 of 3

Exhibit A
LOT SPLIT

LEGAL DESCRIPTION - PARENT PARCEL (PER TAX RECORD)

PART OF LOTS 30, 31 AND 32 OF "ASSESSOR'S PLAT No. 31" OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28 OF PLATS, ON PAGE 33 OF THE OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S.88°47'00"W., 32.74 FEET, N.00°14'12"W., 48.01, S.88°47'00"W., 182.57 FEET AND N.00°39'37"W., 240.04 FEET FROM THE S. 1/4 CORNER OF SAID SECTION 16; THENCE N.00°39'37"W., 102.00 FEET; THENCE S.88°47'00"W., 216.00 FEET; THENCE N.00°39'37"W., 420.73 FEET; THENCE S.79°18'00"E., 61.28 FEET ALONG THE SOUTHERLY LINE OF SHERMAN DRIVE (WIDTH VARIES); THENCE S.01°00'35"E., 161.48 FEET; THENCE N.89°20'23"E., 218.93 FEET; THENCE S.00°39'37"E., 346.47 FEET; THENCE S.88°46'53"W., 64.01 FEET TO THE POINT OF BEGINNING.

PARCEL ID NO. 25-16-380-040

CONTAINING 85,504.81 SQUARE FEET OR 1.96 ACRES OF LAND.

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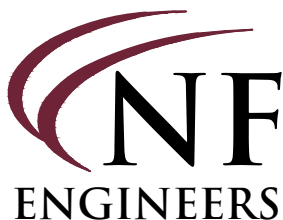
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CONTAINING 75,360.80 SQUARE FEET OR 1.73 ACRES OF LAND.

LEGAL DESCRIPTION - PARCEL B

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NOWAK & FRAUS ENGINEERS
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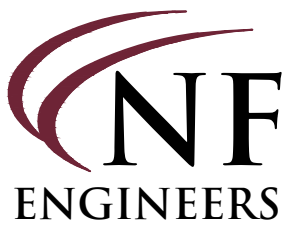
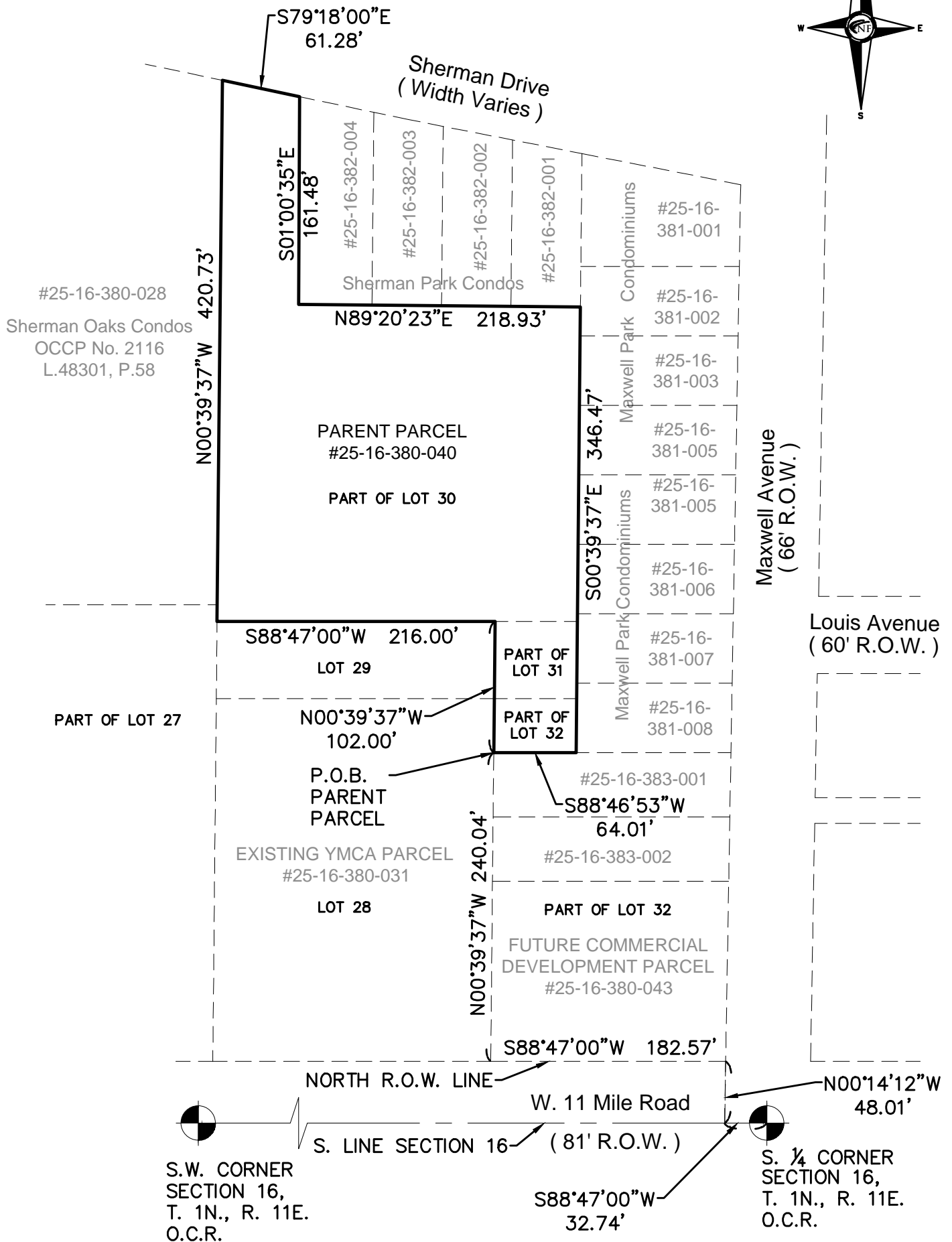
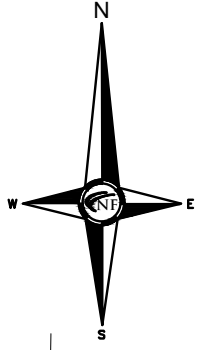
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PREPARED FOR:
ROYAL OAK Y.M.C.A.

DATE	DRAWN	JOB NO.	SHEET
9-18-2015	M.C.	E625-06	1 of 3

Exhibit A

LOT SPLIT



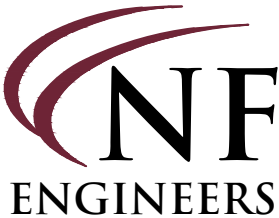
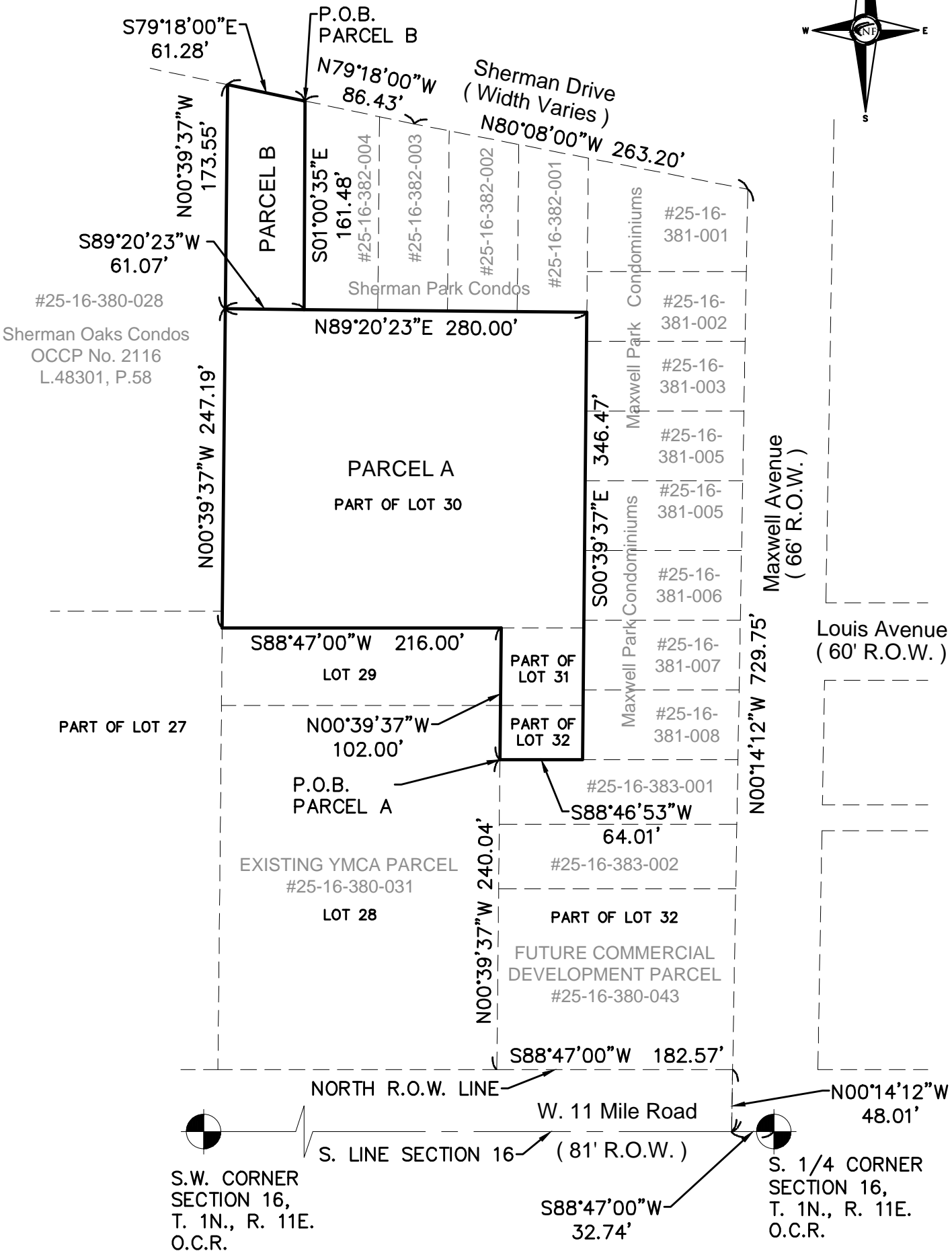
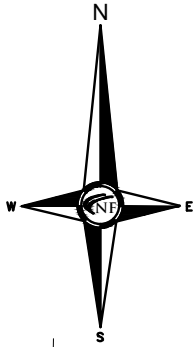
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SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	9-18-2015	M.C.	E625-06	2 of 3

Exhibit A

LOT SPLIT



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